

## **Exhibit A**

### **PROJECT SUMMARY SHEETS October 2015**

#### **I. CAYUCOS PIER**

##### **Project History**

The Cayucos Pier is a 982 foot long timber pier originally constructed in 1872. Since 1945, the County has been responsible for all maintenance and repair of the pier as a result of a written agreement between the County and the California Department of Parks and Recreation. Over time, intense weather and high surf conditions have caused progressive degradation of the pier.

In July 2013, the pier was closed to public access, due to life/safety concerns as a result of severely missing or deteriorated piles, main cap beams, and cross bracing. In January 2014, construction to temporarily stabilize the pier from total collapse was completed. In October 2014, after comprehensive pier assessment reports, construction documents and environmental permit approvals were completed allowing major reconstruction of the Cayucos Pier to begin.

##### **Current Status**

Pier construction demolition, 222 new pier piles installed, extensive heavy-timber pier framing and decking construction has been completed. Construction to install a dry fire line, electrical service, pier lighting, and some remaining pier safety railing is nearly complete.

##### **Looking Ahead**

The Cayucos community has scheduled a grand opening of the reconstructed pier on October 31, 2015. The County will contract for preparation of routine above-water and below-water pier assessment reports every 3 – 4 years. The reports will identify areas of the pier that require any immediate maintenance work and estimate when more costly repair and maintenance may be required in the future. The Save the Pier organization has pledged its' financial support to the County for some of the annual maintenance costs required for the pier. The County will regularly monitor the maintenance recommendations provided in future pier assessment reports, in order that sufficient construction maintenance funding is available when needed.

#### **II. WOMEN'S JAIL EXPANSION**

##### **Project History**

The Women's Jail Expansion project consists of 46,000 square feet of new construction to house and provide program space for 198 women inmates, on 1.5 acres within an existing 7 acre County Jail Facility. It includes two housing units with 38,000 square feet to support direct supervision of inmates. In addition, a medical and program building with 8,000 square feet will be constructed to provide space for medical, dental, and mental health services; educational and counseling support programs, and an inmate reentry program to serve the entire jail population. The existing jail's antiquated security electronic system that uses unsupported technology will be upgraded to a state of the art security system.

### Current Status

Project Milestones have been completed. Milestone 4 (Property Storage Area expansion) is 90% complete. Milestone 5 (Security Electronics upgrade) is 50-60% complete. Milestone 6 (Women's Housing Unit) is 55-60% complete. Phase II, Milestone 7 (demolition of the existing Women's Jail and construction of the Medical and Programs facility) has not begun.

### Looking Ahead

Construction of the Women's Housing unit is scheduled to be complete in early January 2016. Once construction is complete, inmates and staff have 30 days to move to the new facility. Once the move in is complete, demolition of the existing facility begins.

## **III. JUVENILE HALL**

### Project History

The Juvenile Hall Expansion project is a 23,400 square foot addition designed to expand the services and treatment programs available in the County for Juveniles. The new portions include a single story 20 bed sleeping unit, a two story building with classrooms on the lower level and staff support services on the upper portion, a multipurpose gymnasium, and outdoor recreational improvements. The additional space provides for juveniles to be under the County program and out of group homes.

The formal development of this project began in 2007 with the needs assessment and master plan. In 2008, the County was successful in obtaining \$13,120,983 million in State funding made available by the 2007 Local Youth Offender Rehabilitative Facility Construction Funding Program (SB81).

The \$13,120,983 award of State SB 81 funds covers 75% of the original construction estimate to expand facility. The funds reimburse the County for construction expenses only. Expenses related to project administration, design, permits and construction management count toward the County's obligatory contribution of (25%) matching funds but are not eligible to be directly funded with SB 81 funds.

The Construction contract was awarded to Diani Building Corp. in August of 2014 conditional on State approvals received in October. The Notice to Proceed with the construction was effective November 4, 2014 with a completion date of July 5, 2016.

### Current Status

The initial stages of the project included temporary security fencing for the existing facility, protection of the riparian habitat to the south of the facility, rough grading of the fire access lane, and routing of underground utilities. A helical pile foundation system was completed in March of 2015 to support the extensive foundation system. The exterior concrete unit masonry block walls were completed in September, and steel framing for floor and roof decks is on-going.

The County, project consultants, and Diani Building Corporation are working together to resolve construction dilemmas and keep the project schedule on track

and under budget. To date there have been \$48,814 in additional construction costs and \$241,477 in credits for value engineering solutions to date.

#### Looking Ahead

The construction work project is quickly progressing to complete roofs and weather protection prior to the winter storm season. Although the current schedule is on track, concerns remain for the possible impacts to the schedule due to anticipated weather conditions. The anticipated construction completion date is July of 2016. Commissioning of the building systems and training of staff will follow. Anticipated occupancy is the fall of 2016.

### **IV. Airport Terminal**

#### Project History

Construction of a new passenger terminal has been under consideration since the adoption of the 1998 Airport Master Plan. Under Federal Aviation Administration (FAA) safety standards, the terminal needs to be relocated farther from the runway. Moreover, increase in passenger counts and airline operations have placed larger jets into operations and with it the need for a larger modern facility which can serve airline operations, security screening and operational support.

#### Current Status

The New Terminal Construction Project at the San Luis Obispo County Regional Airport was approved by the Board of Supervisors on August 11, 2015. On that same date the Board awarded the construction contract to Q&D Construction and authorized the acceptance of grants from the Federal Aviation Administration. To date, two grants have been received from the FAA totaling \$22,399,403. Additional grant funds are anticipated in the next federal fiscal year.

The project Pre-Construction meeting was held on Wednesday September 23, 2015.

Upon approval from the FAA, Notice to Proceed (NTP) is anticipated to be issued to the contractor on or about October 2, 2015 with a construction start date of October 12, 2015. The ceremonial ground breaking is planned to occur during the Airport Day event on October 10<sup>th</sup> at 11:30 AM.

#### Looking Ahead

Initial work to be completed will be installation of fencing to remove the project site from the Airport Operations area and to demolish existing structures, which include a hangar and former rental car wash canopy.

The County Building Department has completed its review of the project and the permit is ready to be issued to the contractor.

No significant issues have been identified at this time.

### **V. NEW GOVERNMENT CENTER REPAIRS**

#### Project History

Construction funding for this project was originally derived from a construction defect

litigation settlement between the County and the general contractor, Kajima Construction. During litigation, various major and minor construction defects in the Government Center were identified by construction experts. The defects were assigned into four specific categories in order of priority and importance: (1.) Fire Sensor System; (2.) Misc. Life/Safety Defects (i.e. passive fire, electrical, lighting pendants, structural concrete slab); (3.) Major Defects (i.e. HVAC system); and (4.) Minor Defects (i.e. cosmetic facility repairs). Out of the four categories, two life/safety construction defects were initially selected for further study and resolution.

#### Current Status

Upon completion of the litigation phase, a project was created and funded to repair or replace the existing Siemens system. After several consultants had evaluated and prepared reports/recommendations regarding the current condition of the system, the County made the decision to replace it. Several project delivery methods were considered and the Job Order Contract (JOC) program was selected to deliver a new fire sensor system at the facility. A JOC contractor has been assigned to the project and a construction schedule is being prepared.

During litigation, cracks and deflection in the structural concrete slab were observed and noted in the construction defect report prepared by a consulting expert witness. Various measurements were taken at the facility and recorded for future reference. Recently, the County retained the same consultant to take follow-up measurements in the facility to determine if the observed cracks and deflection in the structural concrete slab have increased significantly. A draft document of the follow-up report of the recent site measurements has been completed by the consultant. A final version is expected to be delivered very soon.

#### Looking Ahead

Construction to replace the sensor system will begin during the second quarter of fiscal year 15/16. It is estimated actual construction will take approximately 3 months to accomplish. To avoid major disruption to staff and the public, a majority of the construction will occur after normal County business hours. Upon completion of the new fire sensor system, the history of false alarms will end. All users of the facility will have the confidence that a new reliable fire sensor is operational and responsive to any real fire emergency.

The final report concerning cracks and deflection in the structural concrete slab will include a section with recommendations to the County concerning "next steps" and possible repairs to the facility. A second opinion from a structural engineer may be considered by the County, to verify any critical comments or concerns noted in the report.

Finally, a scope of work for all remaining life/safety repairs recommended for the facility will be established. Detailed construction documents may be required for some of the items. The County will consider using the Job Order Contract program to accomplish the recommended repairs in the facility.